

CITY OF NORTH BEND  
CITY COUNCIL  
SPECIAL WORKSTUDY NOTES  
**April 28, 2015 – 6:00 p.m.**

City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Mayor Pro Tem Williamson called the meeting to order at 6:00 p.m.

Councilmembers David Cook, Alan Gothelf, Ryan Kolodejchuk, Jeanne Pettersen, Jonathan Rosen and Dee Williamson were present. Councilmember Loudenback was excused.

**Staff Present:** Mayor Ken Hearing, City Administrator Londi Lindell, Assistant City Administrator/ Finance Director Dawn Masko, Public Works Director Mark Rigos, Community & Economic Development Director Gina Estep, City Attorney Mike Kenyon (via telephone), and City Clerk Susie Oppedal.

**Guests Present:** Tom Beckwith, Beckwith Consulting Group; Laroy Gant, GLA Architecture; Jim Nelson, D A Davidson & Deanna Gregory, Pacifica Law Group.

**Executive Session:**

Mayor Pro Tem Williamson recessed the meeting for an Executive Session at 6:01 p.m. to discuss property acquisition, pursuant to RCW 42.30.110(1)(b). No action was anticipated as a result of the Executive Session, which was expected to last thirty minutes and audiotaping of the meeting ceased.

Councilmember Gothelf arrived at 6:15 p.m.

The meeting reconvened at 6:32 p.m. Mayor Pro Tem Williamson recessed the meeting at 6:32 p.m. for a five minute break.

Mayor Pro Tem Williamson called the meeting back to order at 6:36 p.m.

**EDC Recommendation**

Community & Economic Development Director Estep reported the Economic Development Commission had met on March 26, 2015 to discuss and deliberate the proposed North Bend Civic Center. The Commission recommended that the Civic Center remain in historic Downtown North Bend with the entry plaza to the facility being located at the intersection of North Bend Way and Bendigo Boulevard to create a wider presence along North Bend Way. She noted the Commission preferred funding for the project was obtained by non-voted bonds or a voter approved measure requiring fifty percent approval. Additionally, they expressed a preference for using the design build approach over the traditional bid approach for the facility.

## **Civic Center Financing Continued**

City Administrator Lindell introduced Bond Counsel Deanna Gregory from Pacifica Law Group and Bond Underwriter Jim Nelson from D A Davidson. Ms. Lindell reviewed an updated spreadsheet for funding options for the proposed civic center which included an increase to the overall project cost of \$100,000 for a total of \$10,700,000. However, she noted the estimated resources available for the project had increase by \$400,000 for total available funding of \$3,000,000. Ms. Lindell explained the funding options being considered were as follows:

1. Voted Bonds – Requires 60% voter approval and 40% voter turnout validation.
2. Non-Voted Bonds – Requires Council majority and City would pledge full faith and credit to utilize any available revenue sources to make bond payments.
3. Non-Voted Bonds – Requires Council majority and funding source would be a voted 9 year property tax levy lid lift – 50% voter approval and no voter turnout validation required.

Bond Underwriter Jim Nelson reviewed the various financing options previously mentioned by City Administrator Lindell and outlined the tax levy impact on the average homeowner for each option. Bond Counsel Deanna Gregory commented on levy funding sources and debt services.

Council discussed various methods of financing a future civic center, the impact the recent school bond passage would have on a future City bond measure, and the need for blight removal in Downtown North Bend.

Mayor Pro Tem Williamson recessed the meeting at 7:37 p.m. for a five minute break.

The meeting was called back to order at 7:42 p.m.

Mayor Pro Tem Williamson announced agenda items #5 – Visual Field Trip and #6 – Timing of Ballot Measure had been cancelled and a new agenda topic concerning a discussion on Torguson Park had been added to the night's agenda.

## **Discussion on Torguson Park**

City Administrator Lindell reported Council recently authorized \$250,000 for construction of a new restroom and concession stand at Torguson Park. However, a recent elevation study indicated that the site selected for the new facility had poor drainage and would need to be elevated to eliminate future drainage issues. She noted the cost of the modification could add an additional \$250,000 to the project and would be funded by park impact fees.

Councilmember Rosen reported on recent discussions with the Little League regarding the status of the ball fields, particularly the desired location of the restrooms and the drainage issues encountered by all that used the Torguson Park fields.

After discussion, Council consensus was to proceed with the project. Ms. Lindell noted the project would require formal Council approval at a future Council meeting and construction of the project would most likely be delayed until mid-2016 to accommodate the necessary modification previously mentioned.

**Executive Session:**

Mayor Pro Tem Williamson recessed the meeting for an Executive Session at 8:18 p.m. to discuss property acquisition, pursuant to RCW 42.30.110(1)(b). No action was anticipated as a result of the Executive Session, which was expected to last sixty minutes and audiotaping of the meeting ceased.

The meeting reconvened at 9:20 p.m.

**Adjournment**

The workstudy closed at 9:20 p.m.

ATTEST:

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Dee Williamson, Mayor Pro Tem

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Susie Oppedal, City Clerk